

142.0

Map

0001

Block

0001.B

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,318,400 / 1,318,400

USE VALUE: 1,318,400 / 1,318,400

ASSESSED: 1,318,400 / 1,318,400

PROPERTY LOCATION

No

Alt No

Direction/Street/City

61

SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ZINK ANDREAS &WEN HAO/TRUSTEE

Owner 2: WEN-ZINK TRUST OF 2015

Owner 3:

Street 1: 61 SCITUATE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1: ZINK ANDREAS -

Owner 2: WEN HAO -

Street 1: 61 SCITUATE ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Vinyl Exterior and 3894 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

6145

Sq. Ft.

Site

0

80.

0.98

9

483,479

G6

1.

483,500

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

6145.000

834,900

483,500

1,318,400

Total Card

0.141

834,900

483,500

1,318,400

Total Parcel

0.141

834,900

483,500

1,318,400

Source: Market Adj Cost

Total Value per SQ unit /Card: 338.57

/Parcel: 338.57

Legal Description

User Acct

263909

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

142.0-0001-0001.B

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

834,900

0

6,145.

483,500

1,318,400

Year end

12/23/2021

2021

101

FV

810,600

0

6,145.

483,500

1,294,100

Year End Roll

12/10/2020

2020

101

FV

810,600

0

6,145.

483,500

1,294,100

1,294,100

Year End Roll

12/18/2019

2019

101

FV

625,500

0

6,145.

453,300

1,078,800

1,078,800

Year End Roll

1/3/2019

2018

101

FV

634,700

0

6,145.

374,700

1,009,400

1,009,400

Year End Roll

12/20/2017

2017

101

FV

634,700

0

6,145.

344,500

979,200

979,200

Year End Roll

1/3/2017

2016

101

FV

634,700

0

6,145.

314,300

949,000

949,000

Year End

1/4/2016

2015

101

FV

622,100

0

6,145.

308,200

930,300

930,300

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

ZINK ANDREAS,

66087-228

9/17/2015

Convenience

1

No

No

NORTHSOUTH DEVE

47060-26

3/3/2006

899,000

No

No

GIUNTA PIERRE A

43162-203

6/29/2004

Change>Sale

900,000

No

No

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

2/8/2008

111

Redo Bas

5,000

G9

GR FY09

finished for stora

1/10/2005

34

New Buil

180,000

C

G7

GR FY07

ACTIVITY INFORMATION

Date

Result

By

Name

6/14/2018

Inspected

CC

Chris C

5/8/2018

MEAS&NOTICE

BS

Barbara S

11/17/2008

Meas/Inspect

336

PATRIOT

4/7/2006

MLS

BR

B Rossignol

3/29/2006

Inspected

BR

B Rossignol

9/8/2005

Permit Visit

BR

B Rossignol

6/16/2005

Permit Visit

BR

B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

